

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – April 22, 2009
Fresno City Hall, Room 2165A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Payne at 5:09 p.m.

Commissioners

Present:	Daniel Payne, CHAIR Armando Rodriguez, Commissioner Jeffrey Harrington, Commissioner Jas Singh, Commissioner Vacant, Commissioner	Absent:	Rogenia Cox, VICE-CHAIR Louise Bauer Davoli, Commissioner
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Staff

Present:	Claudia Cázares, Interim Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Interim Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of April 08, 2009 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL OF A \$177,000 DISPOSITION AND DEVELOPMENT AND HOME AGREEMENT WITH HABITAT FOR HUMANITY FRESNO, INC., FOR CONSTRUCTION OF TWO AFFORDABLE SINGLE-FAMILY HOUSES ON NORTH ECHO AVENUE

Claudia Cázares, Housing and Community Development Division, provided report to Commissioners. In 2006 the City purchased two infill lots on North Echo Avenue. The lots were combined and split into two equal sized lots. The City issued a RFP to create affordable housing opportunities on previously acquired infill lots on North Echo. Habitat for Humanity submitted a successful proposal to construct two "sweat equity" affordable single family homes on the North Echo sites. Habitat will acquire the lots through escrow for the initial purchase price the City paid for the two lots of \$177,000. Once the two homes have been constructed the City will forgive a portion of the loan to accommodate for the difference between the City's initial purchase price and the current market value of \$35,500 per home. The loan forgiveness is the only option to accommodate for the reduction in property value, ensure the City is fully reimbursed for the initial property acquisition cost and that the home is affordable for a low income homebuyer. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D1 by Commissioner Rodriguez
Second: Commissioner Harrington seconded the motion.
Ayes: Payne, Rodriguez, Harrington, Singh
Noes: None
Abstain: None

2. CONSIDER RECOMMENDING THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 2314 E. VENTURA STREET (APN 468-222-12) OWNED BY JACK R. KOJIGIAN, SUCCESSOR TRUSTEE OF THE JACK AND TAMERA KOJIGIAN TRUST; JACK R. KOJIGIAN AS SUCCESSOR TRUSTEE OF THAT CERTAIN TRUST AGREEMENT DATED NOVEMBER 14, 1991 CREATING THE "JACK AND TAMERA KOJIGIAN TRUST"; JOHN KOJIGIAN, JR., MARVIN RAY GARABEDIAN AND LEANNA MAE GARABEDIAN, TRUSTEES OF THE MARVIN RAY AND LEANNA MAE GARABEDIAN LIVING TRUST; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE

CONVENTION CENTER REDEVELOPMENT PROJECT AREA.

Lupe Perez, Redevelopment Agency, provided report to Commissioners. The correct address of property is 2314 E. Ventura and not 3909 E. Ventura as stated in staff report. In March 2002 Council authorized the Agency to enter into a Disposition and Development Agreement with Old Armenian Town, LLC. Phase I of the project comprised of the 60,000 sq ft courthouse. Phase II will integrate high-quality mixed-use commercial development containing office, retail, parking, restaurant services, community uses and related facilities. The agreed upon purchase price is \$600,000 which is reasonable and acceptable relative to the appraised value. The Purchase and Sale Agreement for the property is subject to all leases being cleared through escrow. The Agency will provide for relocation of any eligible tenants displaced as a result of the Agency's acquisition. The Agency has allocated funds for the Project in FY 08-09 budget. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D2 by Commissioner Harrington
Second: Commissioner Rodriguez seconded the motion.
Ayes: Payne, Rodriguez, Harrington, Singh
Noes: None
Abstain: None

3. RECOMMENDATION REGARDING REDEVELOPMENT AGENCY BOARD PROCEDURE

Lupe Perez, Redevelopment Agency, provided report to Commissioners. City Council requested the Agency maintain a matrix of non-routine board requests and staff responses including timelines. The matrix used by Redevelopment Agency will be similar to what the City currently uses.

Motion: Motion was made to recommend approval of item D3 by Commissioner Rodriguez
Second: Commissioner Harrington seconded the motion.
Ayes: Payne, Rodriguez, Harrington, Singh
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

1. Claudia Cázares informed Commissioners that Council would be appointing two new HCDC members on April 23, 2009. Chair Payne will be replaced but was asked by Mayor Ashley Swearengin to continue to attend meetings and serve as a mentor and provide leadership to new commissioners. Mayor Swearengin and staff appreciate Chair Payne's 13 years of service.

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **May 13, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:34 p.m.

Attest: Rogenia Cox, VICE-CHAIR

Attest: Claudia Cázares, Interim Manager
Housing and Community Development